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3  
4 BILL NO. G-73-02 - 30

5 GENERAL ORDINANCE NO. G- 05-73

6 AN ORDINANCE confirming an Approval Order  
7 of the Fort Wayne City Plan Commission  
8 concerning the Harmar Street Project I  
9 proposed by the Fort Wayne Redevelopment  
10 Commission and confirming the Declara-  
tory Resolution - Harmar Street Project  
I of the Fort Wayne Redevelopment Com-  
mission.

11 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF  
12 FORT WAYNE, INDIANA:

13 SECTION 1. That the Fort Wayne Redevelopment Commis-  
14 sion adopted Declaratory Resolution - Harmar Street Project I  
15 on December 11, 1972, based on plans filed in the office of said  
16 Redevelopment Commission; a copy of which Declaratory Resolution  
17 is attached hereto, made a part hereof and marked "Exhibit A".

18 SECTION 2. That the Plan Commission of the City of  
19 Fort Wayne at its regular meeting on December 18, 1972, adopted  
20 and issued a written order approving said Declaratory Resolution  
21 and the Urban Renewal Plan referred to therein relative to the  
22 said Harmar Street Project I; a copy of which Approval Order is  
23 attached hereto, made a part hereof and marked "Exhibit B".

24 SECTION 3. That the foregoing actions set forth in  
25 Sections 1 and 2 herein of the said Redevelopment Commission  
26 and said City Plan Commission are in accordance with the pro-  
27 visions of the Redevelopment of Cities and Towns Act of 1953,  
28 (Chapter 176 of the Acts of 1953 of the General Assembly of the  
29 State of Indiana, as Amended and Supplemented) and said actions  
30 are hereby approved, ratified and confirmed.

31 SECTION 4. That this Ordinance shall be in full force  
32 and effect from and after its passage and approval by the Mayor.

33  
34   
35 Councilman

APPROVED AS TO FORM  
AND LEGALITY

CITY ATTORNEY

Read the first time in full and on motion by \_\_\_\_\_, seconded by \_\_\_\_\_, and duly adopted, read the second time by title and referred to the Committee on \_\_\_\_\_ and to the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City County Building, Fort Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 197\_\_\_\_, at \_\_\_\_\_ o'clock P.M., E.S.T.

Date: 2/27/73

Charles W. Westerman  
CITY CLERK

Read the third time in full and on motion by Nuckols, seconded by Talarico, and duly adopted, placed on its passage.

Passed (~~LOST~~) by the following vote:

	AYES <u>7</u>	NAYS <u>0</u>	ABSTAINED _____	ABSENT <u>2</u> to-wit:
BURNS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HINGA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
KRAUS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NUCKOLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MOSES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SCHMIDT, D.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SCHMIDT, V.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STIER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TALARICO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date: 2-27-73

Charles W. Westerman  
CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~Zoning Map~~) (General) (~~Annexation~~) (~~Special~~) (Appropriation) Ordinance (Resolution) No. B-65-73 on the 27th day of February, 1973.

ATTEST:

Charles W. Westerman  
CITY CLERK

(SEAL)  
Charles W. Westerman  
PRESIDENT OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 27th day of February, 1973, at the hour of 1:30 o'clock A. M., E.S.T.

Charles W. Westerman  
CITY CLERK

Approved and signed by me this 5th day of March, 1973, at the hour of 4:30 o'clock P. M., E.S.T.

Paul A. Johnson  
MAYOR

SUSPENSION OF RULES

BILL NO. By 73-02-30

Councilman Nuckols, moved to suspend the rules on passage of BILL NO. By 73-02-30, at this meeting of February 27, 1973, of the Common Council of the City of Fort Wayne, Indiana. Said motion was seconded by Councilman Talarico, and duly passed by unanimous vote of all legally elected members of the said Common Council.

The above BILL and General <sup>73-05-73</sup> ORDINANCE was accordingly placed on its passage.

DATE: 2-27-73

Winifred C. Moore Jr.  
PRESIDING OFFICER

Charles W. Heston  
CITY CLERK

	<u>7</u> <u>AYES</u>	<u>0</u> <u>NAYS</u>	<u>2</u> <u>ABSTAINED</u>	<u>2</u> <u>ABSENT</u>	<u>TO-WIT</u>
<u>BURNS</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>HINGA</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<u>KRAUS</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<u>NUCKOLS</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>MOSES</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>D. SCHMIDT</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>V. SCHMIDT</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>STIER</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>TALARICO</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as General Ordinance No. 73-05-73

ATTEST: (SEAL)

DATE: 2-27-73

Charles W. Heston  
CITY CLERK

GENERAL ORDINANCE NO. \_\_\_\_\_

Bill No. \_\_\_\_\_

AN ORDINANCE confirming an Approval Order of the Fort Wayne City Plan Commission concerning Harmar Street Project I proposed by the Fort Wayne Redevelopment Commission and confirming the Declaratory Resolution-Harmar Street Project I of the Fort Wayne Redevelopment Commission.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That the Fort Wayne Redevelopment Commission adopted Declaratory Resolution - Harmar Street Project I on December 11, 1972, based on plans filed in the office of said Redevelopment Commission; copy of which Declaratory Resolution is attached hereto, made a part hereof and marked "Exhibit A".

SECTION 2. That the Plan Commission of the City of Fort Wayne at its regular meeting on December 18, 1972, adopted and issued a written order approving said Declaratory Resolution and the Urban Renewal Plan referred to therein relative to the said Harmar Street Project I; a copy of which Approval Order is attached hereto, made a part hereof and marked "Exhibit B".

SECTION 3. That the foregoing actions set forth in Sections 1 and 2 herein of the said Redevelopment Commission and said City Plan Commission are in accordance with the provisions of the Redevelopment of Cities and Towns Act of 1953 (Chapter 176 of the Acts of 1953 of the General Assembly of the State of Indiana, as Amended and Supplemented) and said actions are hereby approved, ratified and confirmed.

SECTION 4. That this ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

CITY OF FORT WAYNE  
DEPARTMENT OF REDEVELOPMENT

DECLARATORY RESOLUTION  
HARMAR STREET PROJECT I  
ADOPTED December 11, 1972

WHEREAS, the Fort Wayne Redevelopment Commission has made investigations, studies and surveys of various blighted, deteriorated and deteriorating areas within the City of Fort Wayne, Indiana, and of the causes contributing to the blighting and deterioration of such areas; and

WHEREAS, such investigations, studies and surveys have been made in cooperation with the various departments and bodies of said City and have been directed toward determining the proper use of land and improvements thereon so as to best serve the interests of the City and its inhabitants, both from the standpoint of human needs and economic values, and as a result of such investigations, studies and surveys the Commission has found that the area hereinafter described has become blighted, deteriorated and deteriorating to such an extent that such conditions cannot be corrected by regulatory processes or by the ordinary operations of private enterprise, without resort to the provisions of the Redevelopment of Cities and Towns Act of 1953 (Chapter 176 of the Acts of 1953 of the General Assembly of the State of Indiana, as Amended and Supplemented) and that the public health and welfare would be benefited by the acquisition and urban renewal of such area under the provisions of said Act; and

WHEREAS, the Commission now further finds that the area hereinafter described, because of the lack of development, cessation of growth, deterioration of improvements and character of occupancy, age and obsolescence, substandard character of the buildings and other factors which have impaired values and prevented a normal development of the land included in said area or the use thereof, has become under current conditions undesirable for or impossible of normal development and occupancy; and

WHEREAS, the Commission now further finds (a) that the hereinafter described area within said City has become and now is blighted, deteriorated and deteriorating to such an extent within the meaning of the Redevelopment of Cities and Towns Act of 1953 (Chapter 176 of the Acts of 1953 of the General Assembly of the State of Indiana, as Amended and Supplemented) that such conditions cannot be corrected by regulatory processes or by the ordinary operations of private enterprise without resort to the provisions of said Act; (b) the public health and welfare would be benefited by the acquisition and urban renewal of said area under the provisions of said Act; (c) said hereinafter described blighted, deteriorated and deteriorating area constitutes a menace to the social and the economic interests of the City of Fort Wayne and its inhabitants; (d) the acquisition and urban renewal of such area in accordance with plans outlined by the Commission will be of public utility and benefit to the City of Fort Wayne and its inhabitants; and

WHEREAS, the Commission has heretofore caused to be prepared maps and plats showing the boundaries of the hereinafter described blighted, deteriorated and deteriorating area, the location of

the various parcels of property, streets, alleys and other features affecting the acquisition, clearance, replanning, rezoning or urban renewal of such area, indicating any parcels of property to be excluded from the acquisition and the portions of the area acquired which are to be devoted to streets, alleys, sewerage, playground and other public purposes under the urban renewal plan; also a list of the owners of the various parcels of property proposed to be acquired, all of which appropriately identified by numbers on file this date with the Commission; and

WHEREAS, the Commission has caused a separate appraisal to be made by two independent appraisers of the fair value of each of the parcels of property to be acquired, which appraisals were heretofore filed with the Commission, and the Commission now finds that the estimated cost of acquiring the property in the blighted, deteriorated and deteriorating area hereinafter described, determined by taking the average of the two appraisals, is Seventy-Five Thousand Four Hundred Fifty One Dollars (\$75,451.00)

NOW THEREFORE, BE IT RESOLVED by the Port Wayne Redevelopment Commission that it hereby makes the findings of fact hereinbefore set forth and that the following described area in the City of Fort Wayne, Indiana, is found and declared to be blighted, deteriorated and deteriorating within the meaning of the Redevelopment of Cities and Towns Act of 1953 (Chapter 176 of the Acts of 1953 of the General Assembly of the State of Indiana, as Amended and Supplemented) and which area is bounded and described as follows:

Real estate located in the City of Fort Wayne, Allen County, Indiana, being generally described as follows:

Beginning at the intersection of the West Right of Way line of Harmar Street with the North Right of Way line of East Washington Boulevard, thence West on the North Right of Way line of said East Washington Boulevard to the intersection of the North Right of Way line of East Washington Boulevard with East Right of Way line of Francis Street, thence North along the East Right of Way line of Francis Street to the intersection of the East Right of Way line of Francis Street with the South Right of Way line of Wayne Street, thence East along the South Right of Way line of Wayne Street to the intersection of the South Right of Way line of East Wayne Street with the West Right of Way line of Harmar Street, thence South along the West Right of Way line of Harmar Street to the point of beginning

BE IT FURTHER RESOLVED that in all proceedings relating to the acquisition and urban renewal of the above described area the same shall be referred to as Harmar Street Project I.

BE IT FURTHER RESOLVED that the Urban Renewal Plan for Harmar Street Project I, dated \_\_\_\_\_, and consisting of \_\_\_\_\_ pages and \_\_\_\_\_ exhibits be and the same is hereby approved.

BE IT FURTHER RESOLVED that the estimated cost of acquiring said blighted, deteriorated and deteriorating area as determined by taking the average of the two separate appraisals made by independent appraisers is Seventy-Five Thousand Four Hundred Fifty-One Dollars (\$75,451.00).

BE IT FURTHER RESOLVED that the Commission now declares that the above described blighted, deteriorated and deteriorating area constitutes a menace to the social and economic interests of said City and its inhabitants and that the acquisition and urban renewal of such area shown on the above described maps and plats under the provisions of the Redevelopment of Cities and Towns Act of 1953 (Chapter 176 of the Acts of 1953 of the General Assembly of the State of Indiana, as Amended and Supplemented) will be of public utility and benefit, and that the Department of Redevelopment of the City of Fort Wayne proposes to acquire all of such land and interests therein within said boundaries, except the following real estate, which real estate will be purchased and redeveloped by other public bodies, said excepted real estate being more particularly described as follows:

1. The South Sixty (60) feet of Lot 357 in Hanna's East Park Addition, according to the recorded plat thereof in Plat Book O at page 17 in the office of the Recorder of Allen County, Indiana
2. The West 21 feet of the North Ninety (90) feet of Lot 357 in Hanna's East Park Addition, according to the recorded plat thereof in Plat Book O at page 17 in the office of the Recorder of Allen County, Indiana
3. Lots Numbered 330, 331, East One-Half (1/2) of 332, 355 and East Five (5) feet of vacated alley adjoining said Lot on the West, and 356, all in Hanna's East Park Addition, according to the recorded plat thereof in Plat Book O at page 17 in the office of the Recorder of Allen County, Indiana

BE IT FURTHER RESOLVED that the acquisition, clearance, replanning and urban renewal of such area be in accordance with the Urban Renewal Plan for Harmar Street Project I.

BE IT FURTHER RESOLVED that a copy of this Resolution, together with said Urban Renewal Plan and supporting data be submitted to the City Plan Commission of Fort Wayne for examination by that body and its determination as to whether this Declaratory Resolution and said Urban Renewal Plan conform to the master plan of development for said City and for its written order approving or disapproving this Declaratory Resolution and said proposed Urban Renewal Plan.

BE IT FURTHER RESOLVED that if an approving order is issued by said City Plan Commission, the same shall be transmitted to the Common Council of the City of Fort Wayne for its approval.

BE IT FURTHER RESOLVED that upon receipt of the written order of approval of said City Plan Commission and the approval of the Common Council of the City of Fort Wayne a notice shall be published in accordance with the requirements of Section 14 of the Redevelopment of Cities and Towns Act of 1953 (Chapter 176 of the Acts of 1953 of the General Assembly of the State of Indiana, as Amended, Section 48-8554 Burns Indiana Statutes Annotated, 1963 Replacement) fixing a date for the receiving and hearing of remonstrances and objections from persons interested in or affected by the proceedings pertaining to the proposed project and for the final determination of the public utility and benefit thereof.

ADOPTED at a Regular meeting of the Fort Wayne Redevelopment Commission held December 11, 1972, at the offices of the Fort Wayne Redevelopment Commission, 710 City-County Building, One Main Place, Fort Wayne, Indiana:

FORT WAYNE REDEVELOPMENT COMMISSION

William F. Borgmann  
William F. Borgmann, President

ATTEST:

James R. Lambeth  
Acting Executive Director

Hana Stith  
Hana Stith, Secretary



CERTIFICATE OF RECORDING OFFICER

The undersigned hereby certifies that:

1. He is the duly qualified and acting Secretary of the City of Fort Wayne, Department of Redevelopment (hereinafter called the "Local Public Agency") and the custodian of the records of the Local Public Agency, including the minutes of the proceedings of the Fort Wayne Redevelopment Commission (hereinafter called the "Governing Body"); and is duly authorized to execute this certificate.


2. Attached hereto is a true and correct copy of a resolution, including the WHEREAS clauses, adopted at a meeting of the Governing Body held on the 11th day of December, 1972.

3. Also attached hereto is a true and correct copy of the Urban Renewal Plan presented at said meeting and approved by said resolution.

4. Said resolution has been duly recorded in the minutes of said meeting and is now in full force and effect.

5. Said meeting was duly convened and held in all respects in accordance with law and the bylaws of the Local Public Agency. To the extent required by law or said bylaws, due and proper notice of said meeting was given. A legal quorum of members of the Governing Body was present throughout said meeting, and a legally sufficient number of members of the Governing Body voted in the proper manner for the adoption of said resolution. All other requirements and proceedings under law, said bylaws, or otherwise, incident to the proper adoption of said resolution, including any publication, if required by law, have been duly fulfilled, carried out, and otherwise observed.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this 11th day of December, 1972.

  
\_\_\_\_\_  
Hana Stith, Secretary  
City of Fort Wayne  
Department of Redevelopment

U R B A N   R E N E W A L   P L A N

Harmar Street Project

Fort Wayne, Allen County

Indiana

Prepared By:

Department of Redevelopment  
City of Fort Wayne

## TABLE OF CONTENTS

Page 1	Boundary Description of Project Area
Page 2	Proposed Urban Renewal Actions
Page 3	Land Use Plan
Page 5	Project Proposals

The Project Area is described as follows:

Real Estate located in the City of Fort Wayne, Allen County, Indiana, being generally described as follows:

Beginning at the intersection of the West Right of Way line of Harmar Street with the North Right of Way line of East Washington Boulevard, thence West on the North Right of Way line of said East Washington Boulevard to the intersection of the North Right of Way line of East Washington Boulevard with East Right of Way line of Francis Street; thence North along the East Right of Way line of Francis Street to the intersection of the East Right of Way line of Francis Street with the South Right of Way line of Wayne Street; thence East along the South Right of Way line of Wayne Street to the intersection of the South Right of Way line of East Wayne Street with the West Right of Way line of Harmar Street; thence South along the West Right of Way line of Harmar Street to the point of beginning

except the following real estate, which real estate will be purchased and redeveloped by other public bodies, said excepted real estate being more particularly described as follows:

1. The South Sixty (60) feet of Lot 357 in Hanna's East Park Addition, according to the recorded plat thereof in Plat Book O at page 17 in the office of the Recorder of Allen County, Indiana
2. The West Twenty-one (21) feet of the North Ninety (90) feet of Lot 357 in Hanna's East Park Addition according to the recorded plat thereof in Plat Book O at page 17 in the office of the Recorder of Allen County, Indiana
3. Lots Numbered 330, 331, East One-Half (1/2) of 332, 355 and East Five (5) feet of vacated alley adjoining said Lot on the West, and 356, all in Hanna's East Park Addition, according to the recorded plat thereof in Plat Book O at page 17 in the office of the Recorder of Allen County, Indiana

and containing 64,260 square feet, more or less or 1.475 acres, more or less.

2. Proposed Urban Renewal Actions

- A. Renewal treatment for the entire area is clearance and redevelopment.
- B. General objectives are concerned with the removal of structurally substandard buildings and blighting influences within the area and to provide housing in amounts sufficient to accomodate a maximum number of residents and still remain consistent with medium density requirements.
- C. To provide safe, decent and sanitary housing for the elderly people living within the general adjacent area.
- D. To enhance the general appearance of the area by making available land that would be improved by the development of practical and attractive housing.

3.           Land Use Plan

- A.           The Land Use Map, Code No. H.P. 501-A sets forth the land use plan for the project.
- B.           There are no contemplated changes in the street pattern, all of which are perimeter streets surrounding the area.
- C.           The 15" combination storm and waste sewer which begins at the east side of the project area and drains in a westerly direction and which is located in the east-west alley bisecting the project may be retained. The east-west alley which contains said sewer will be vacated with the right of easement for the storm and waste sewer being retained.
- D.           No zoning ordinance changes are contemplated at this time. Present ordinances already conform to the proposed project uses. (See Map HP 501-E)
- E.           Land uses permitted would be confined to the following: Housing Complex for the Elderly.
- F.           Existing land use is identified on Map HP 501-D
- G.           Since this is a complete clearance program, no property rehabilitation standards have been developed.
- H.           There are no existing community and recreational facilities within the project area, and the plan does not call for provision of same.
- I.           The development will be controlled by the codes and ordinances of the City of Fort Wayne.

- J. Map # HP-501B incorporates the list of owners which is a specific requirement of the Indiana Redevelopment Law.
- K. It is anticipated that the Urban Renewal Plan will be in effect for a 50 year period.
- L. The Urban Renewal Plan may be modified or varied at any time by a Resolution of the City of Fort Wayne Redevelopment Commission. Any change affecting any property or contractual right can be effectuated only in accordance with applicable law.

4. Project Proposals

A. Land Acquisition

1. Real property to be acquired for clearance and development is shown on Land Acquisition Map Code HP 501-C.

B. No rehabilitation and conservation standards have been established for real property inasmuch as all properties are to be acquired.

C. Redevelopers Obligations

The land acquired by the City of Fort Wayne, Department of Redevelopment will be disposed of subject to agreement between the Redevelopment Commission and the Redeveloper. The Redeveloper will be required by the contractual agreement to observe the land use and building requirements of this Urban Renewal Plan.

The Redeveloper will be required to submit a redevelopment schedule satisfactory to the City of Fort Wayne.

The Redeveloper will not be permitted to defer the start of construction for a period longer than is required for the preparation of necessary redevelopment plans, along with their review and approval by the City of Fort Wayne, Department of Redevelopment.



The following provision will be a part of the agreement:

- A. The Redeveloper will submit to the City a plan and schedule for the proposed development.
- B. The purchase of the land is for the purpose of redevelopment and not for speculation.
- C. The land will be built upon and improved in conformity with the objectives and use provisions of the Urban Renewal Plan.
- D. The building improvements on the land will be commenced and completed within a reasonable time.
- E. The Redevelopers, their successors or assignees agree that there will be no discrimination against any person or group of persons on account of race, creed, color, sex or national origin in the sale, lease, sublease, transfer, use, occupancy, tenure or employment of the land therein conveyed nor will the Redeveloper himself or any person claiming under or through him establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subleasees or vendees in use therein conveyed or any improvements erected thereon. The above provisions will be perpetual and will run with the land disposed of within the Urban Renewal Area by the City of Fort Wayne, Department of Redevelopment.

RESOLUTION OF THE  
FORT WAYNE CITY PLAN COMMISSION

The City Plan Commission of the City of Fort Wayne in regular session on December 18, 1972, having before it a copy of the "Fort Wayne Redevelopment Commission's Declaratory Resolution - Harmer Street Project I" adopted by the Redevelopment Commission on December 11, 1972, together with the Urban Renewal Plan referred to therein and the necessary supporting data and all of which having been duly considered, the Fort Wayne City Plan Commission upon motion by Allan McMahan, seconded by George Roser, and unanimously approved, adopted the following resolution:

WHEREAS, the Fort Wayne Redevelopment Commission has submitted to the Fort Wayne City Plan Commission a Declaratory Resolution adopted by the Fort Wayne Redevelopment Commission on December 11, 1972, designated as "Declaratory Resolution - Harmar Street Project I", together with the Urban Renewal Plan referred to therein and supporting data all as required by the Redevelopment of Cities and Towns Act of 1953 (Chapter 176 of the Acts of 1953 of the General Assembly of the State of Indiana, as Amended and Supplemented) and said Declaratory Resolution and Urban Renewal Plan having been duly considered by the Fort Wayne City Plan Commission and found to be in conformance with the Master Plan of Development for the City of Fort Wayne;

NOW THEREFORE, BE IT RESOLVED by the Fort Wayne City Plan Commission that said Declaratory Resolution - Harmar Street Project I and said Urban Renewal Plan conform to the Master Plan of Development for the City of Fort Wayne and said Declaratory Resolution and Urban Renewal Plan are accordingly hereby approved.

BE IT FURTHER RESOLVED that the President of this Commission be and he is hereby authorized to deliver to the Fort Wayne Redevelopment Commission and to the Common Council of the City of Fort Wayne a certified copy of this resolution which shall constitute the approving order of the Fort Wayne City Plan Commission as required by law approving said Declaratory Resolution - Harmar Street Project I and said Urban Renewal Plan.

STATE OF INDIANA )  
 ) SS:  
COUNTY OF ALLEN )

I, Alan R. Grinsfelder, President of the Fort Wayne City Plan Commission, do hereby certify that attached hereto is a full, true, and correct copy of a resolution adopted by the Fort Wayne City Plan Commission at a regular meeting of said Commission held on December 18, 1972, and as the same appears of record in the official records of the said Plan Commission dated the 18th day of December, 1972.

Approved:

*Alan R. Grinsfelder*  
Alan R. Grinsfelder  
President of the Fort Wayne City Plan  
Commission

DIGEST SHEET

TITLE OF ORDINANCE General Ordinance - Harmar Street Project

DEPARTMENT REQUESTING ORDINANCE Redevelopment Commission

SYNOPSIS OF ORDINANCE Ordinance covers the Redevelopment Commission

Declaratory Resolution for Harmar Street Project I, adopted Dec. 11, 1972,  
The Plan Commission adopted said Declaratory Resolution & Urban Renewal  
Plan referring to said Harmar Street Project I on Dec. 18, 1972. Both  
actions are in accordance with provisions of the Redevelopment of Cities  
& Towns Act of 1953 (Chapter 176 of the Acts of 1953 of the General Assembly  
of the State of Indiana as amended and supplemented). Ordinance will be in  
effect after approval by the Mayor. Purpose is to affectuate Harmar Street  
Project for construction of housing for the elderly by the Housing Authority

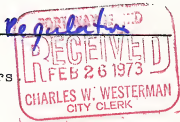
EFFECT OF PASSAGE Passage will enable the Redevelopment Commission  
to begin work in the Harmar Street Project area.

EFFECT OF NON-PASSAGE No work can be accomplished in this 1.4 acre  
area, thus no elderly housing units for elderly citizens.

MONEY INVOLVED (Direct Costs, Expenditures, Savings) Estimated cost is set  
at \$200,000. Presently the City collect \$2,434.27 in taxes whereas the  
estimated income will be \$28,787.50 annually, based on current tax rate of  
\$11.515. This means increased income to the city of \$26,353 annually.

Figures are estimates based on experience factor. \*\*  
ASSIGNED TO COMMITTEE (J.N.)

\*\* Project will pay for itself in less than eight years.



# ORDINANCE CHECK-OFF SHEET

## INFORMATION REGARDING ORDINANCE

## CONTENTS OF ORDINANCE

BILL NO.	B-73-02-30
ORDINANCE NO.	B-05-73
REGULAR SESSION	2-27-73
SPECIAL SESSION	
APPROVED AS TO FORM AND LEGALITY	<i>Feller</i>
BILL WRITTEN BY	<i>Redevelopment Com.</i>
DATE INTRODUCED	2-27-73
REFERRED TO SAID STANDING COMMITTEE	<i>Nichols Regulation</i>
REFERRED TO CITY PLAN	
LEGAL PUBLIC HEARING	
LEGAL PUBLICATION	
JOINT HEARING	
DEPARTMENT HEARING	
HOLD FILE	
X PASS	2-27-73
DO NOT PASS	
WITHDRAWN	
X SUSPENSION OF RULES	2-27-73
PRIOR APPROVAL	
ORDINANCE TAKEN OUT OF OFFICE	
OTHER INSTRUCTIONS REGARDING ORDINANCE	
CORRECTIONS MADE TO ORDINANCE	
PEOPLE SPEAKING FOR ORDINANCE	
PEOPLE SPEAKING AGAINST ORDINANCE	

COMMITTEE SHEET
X VOTE SHEET
PURCHASE ORDERS
BIDS
ORDERS, BIDS OR OTHER PAPERS TAKEN OUT AND BY WHOM
LETTER REQUESTING ORDINANCE DRAWN UP BY CITY ATTORNEY
COMMUNICATIONS FROM
<i>Declaration Pres. Herman M. adopted Dec. 11, 1972</i>
<i>ZONING MAPS</i>
<i>Certificate of Recording Officer</i>
ABSTRACTS
<i>Urban Renewal Plan</i>
<i>Titles Pres. of Milwau City Plan</i>
PRIOR APPROVAL LETTER

*Delegat Sheet.*

## COUNCILMAN'S VOTE

	AYES	NAYS	ABSENT
BURNS	X		
HINGA			X
KRAUS			X
MOSES	X		
NUCKOLS	X		
D. SCHMIDT	X		
V. SCHMIDT	X		
STIER	X		
TALARICO	X		

COMMENTS: